This instrument prepared by:
Stanley H. Sidicane
Suite 330
3200 West End
Nashville, Tennessee

BOOK 5278 PAGE 322

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald R. O'Guin, et ux	V.N.B. Mortgage Corporation	72-4
(NAME)	(NAME)	
2204 Lebanon Road	P.O. Box 26388	Par 310
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Richmond, Virginia 23275	
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00
Ten and no/100 ---------- *Dollars,*

cash in hand paid by Donald R. O'Guin and wife, Catherine Regenia O'Guin and other good and valuable considerations, accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration, the said Donald R. O'Guin and wife, Catherine Regenia O'Guin have assumed and agree to pay the unpaid balance of an original indebtedness in the sum of $17,200.00, secured by Deed of Trust of record in Book 4719, page 272, Register's Office for Davidson County, Tennessee,

I, Theodore Ross Nelson, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said Donald R.O'Guin and wife, Catherine Regenia O'Guin,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 28 of Block "C" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, and described according to a copy of a survey thereof, made February 15, 1940, by S. R. Sanford, Jr., Surveyor, as follows:

Beginning at a point in the northeasterly margin of McAlpine Avenue, the common corner of Lots Nos. 27 and 28 of said Block; thence northeasterly 172.5 feet to a stake which is 3.2 feet south of an iron pin, said stake being in the common corner of Lots Nos. 27 and 28 and Lot No. 3; thence with the line between Lots Nos. 2 and 3 and Lots No. 28, southerly 71.95 feet to a stake which is 18.65 feet south of the corner of Lots Nos. 2 and 3; thence southwesterly 120.95 feet to the northeasterly margin of McAlpine Avenue; thence with the margin of the same, northwesterly 50 feet to the point of beginning.

Being the same property conveyed to Theodore R. Nelson and wife, Teresa C. Nelson, by deed from Leslie Ray Wilson and wife, Elizabeth Wilson, of record in Book 3766, page 421, Register's Office of said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 18,761.62

Subscribed and sworn to before me, this the 15th day of March, 19 78

Affiant Donald O'Guin Jr.

My commission expires: Sept 6, 1981 (Affix Seal)

Notary Public C. D. Lloyd

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES SEPT. 6, 1981

This is unimproved ( ) improved (X) property, known as 1435 McAlpine Avenue, Nashville, Tennessee 37206
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Donald R. O'Guin and wife, Catherine Regenia O'Guin, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Donald R. O'Guin and wife, Catherine Regenia O'Guin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15th *day of* March, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Theodore Ross Nelson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charlie M. Floyd, *a Notary Public in and for said County and State,* Davidson, Tennessee, the Within

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 15th *day of* March, *19* 78

Commission expires Sept. 6, 1981 C. M. Floyd *Notary Public*

CHARLIE M. FLOYD NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXPIRES SEP. 6, 1981

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

~~APR 27 78~~	~~CONV~~	~~18,761.62~~			*	~~53.38~~
APR 27 78	CONV	18,761.62				
APR 27 78	S'TAX		B*	48.88		
APR 27 78	PR'FEE		B*	.50		
APR 27 78	W'DEED		B*	4.00	*	53.38

WARRANTY DEED

FROM

TO

E 6 2 1 3 7

IDENTIF. REFERENCE

APR 27 10 34 AM '78

FELIX T. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238